DHS resources in supportive housing

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DHS Housing and Support Services Division

DHS resources in context

Services
- Supportive Housing
- HUD Homeless programs
- Housing Support
- Supplemental Services (DHS and non-DHS)
- Personal Care Assistant (PCA)
- Waiver Programs
- Mental Health
- Targeted Case Management
- Assertive Community Treatment (ACT)
- AWNI
- Grant-funded supports (HSASMI)
- Housing Stabilization Services (7/2020)

Housing
- Self-pay
- Income supplements
- Housing Support
- HUD Homeless programs
- Public Housing Authority
- Vouchers
- Bridges and Bridges RTC
- Housing Trust Fund rental assistance
- Family Unification Program
- Project-based
- Section 8 (Housing Choice Voucher)
- Project-based

Life Factors
- Income / Assets
- Housing stability
- Disability status
- Living situation
- Preferences
- Service need

Housing Support

8 quick facts:
- Formerly Group Residential Housing (GRH).
- Money to help eligible people pay housing-related expenses.
- People have to apply.
- Paid to eligible providers on behalf of eligible people.
- Providers have a job to do.
- Places have to be eligible too.
- Not just for single adults.
- People can work!
Housing Support

• 100% state-funded income support to pay for housing expenses, and sometimes additional services
  • Always
    • Room and Board, up to $922 per month (20,000 people)
  • Sometimes
    • Supplemental Services, $482.84, or higher if approved by legislature (5,800 people)

Three things have to be true:
• Eligible person
• Eligible provider
• Eligible place

How Housing Support Works

People pay their countable income. Max Rate

State of Minnesota pays the rest.
**DHS resources in supportive housing webinar**

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**Housing Support (Zero Income Scenario)**

- SNAP $102
- General Assistance $104
- Housing Support $192
  - Room and Board
  - Utilities and other Household Needs $483
    (Services – 7/19)
  - Housing Support $172
    (Zero Income Scenario)
- Housing Support providers must ensure every recipient has:
  - Food preparation and service for three nutritional meals a day on site
  - a bed
  - clothing storage
  - laundry supplies or service
  - housekeeping
  - lavatory supplies or service
  - maintenance and operation of the building and grounds

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**Eligible Person**

- Must have low income and assets
- Adults age 65 or older, or adults age 18 or older with a certified disability or disabling condition that prevents work to the level of self-support

Verified using Professional Statement of Need

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**Housing Support and Work**

People pay their countable income.

- Gross $500.00
- EI disregard $-65.00
- EI disregard $-217.50
- PN allowance $-104.00
- Countable $113.50

Maximum rate where a person is living.

- $113
Counts or tribes sign standardized Housing Support agreement with providers.
- Group or community versions
- Updated annually
- Non-transferable
- Sets standards
- Authorizes provider capacity
- Establishes rates

Eligible Provider

Room and board standards
(for everyone receiving Housing Support)
- three nutritional meals a day
- a bed, clothing storage, linen, bedding, laundry supplies
- housekeeping
- maintenance and operation of the building and grounds

Eligible Provider

Supplemental Service Rate standards
(in addition to room and board for about 25% of recipients)
- connect people with resources for identified needs
- case notes
- general oversight and supervision
- arranging for medical and social services
- assist with transportation
- other if required by legislature
Two types of places:
- Group Settings
  - Meals must be provided.
- Community-based Settings
  - People have their own lease and have the option to prepare their own meals.

Every place has to be:
- Licensed or registered, OR
- Tribally authorized, OR
- Exempt in state law

Housing Support Places
- Habitability inspection for each unit
- Long Term Homeless programs need these for Supplemental Service Rate:
  - TH verification form
  - Referred by coordinated assessment system
    - find local entry points on mn.hb101.org
**Getting started**

Prospective Housing Support Providers need to:
1. Read the Housing Support agreement
2. Contact the right person at the county or tribe
3. Follow county or tribal process
4. Sign the agreement
5. Enroll for billing
6. Help people apply
7. Meet program standards

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**How Housing Support Works**

People pay their countable income.

$679

Maximum rate where a person is living.

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**Minnesota Supplemental Aid (MSA)**

- Monthly cash supplement to SSI payment
- 80,000+ Minnesotans ages 18-65 receive SSI
- ~31,000 people/month receive MSA
- $37 million annual cost (all state funds)
- MN & SSA ‘maintenance of effort’ agreement
- Can’t get MSA & Housing Support in same month
Supplemental Security Income (SSI)
Federal cash assistance benefit for people who:
• Are elderly (over 65), blind, or disabled, and
• Have limited income and resources

**2020** SSI benefit amounts (Federal Benefit Rate or FBR):
• $783/month (individual)
• $1,175/month (couple)
• Some people get both SSI and RSDI

Eligibility for MSA
To be eligible for MSA a person must be:
• Over 18 (unless blind), and
• Receiving Supplemental Security Income (SSI) or
• Would receive SSI except for excess income (and Elderly, Blind or Disabled)

MSA Monthly Benefit Amounts

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<table>
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<tbody>
<tr>
<td>Individuals</td>
<td>$81</td>
</tr>
<tr>
<td>Couples</td>
<td>$111</td>
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Some MSA recipients get additional $ for special needs, including **MSA Housing Assistance** (formerly called the MSA "shelter needy" benefit)
MSA Housing Assistance Eligibility

- Eligible for MSA, and
- Housing costs >40% of gross monthly income, and
- Under age 65 at initial eligibility, and EITHER
  - Relocating from institution: hospital, nursing facility, regional treatment center, intermediate care facility, intensive residential treatment services, or Housing Support setting (effective 7/1/2020), OR
  - Eligible for Personal Care services, OR
  - Waiver recipient in their own home or apartment.

MSA Housing Assistance TODAY

| $783 | SSI benefit |
| $81 | MSA benefit |
| +$192 | MSA Housing Assistance |
| $273 | Total MSA benefit |
| $1,056 | Total monthly income |

= 35% increase in income over SSI alone

MSA Housing Assistance (after 7/1/2020)

| $783 | SSI benefit |
| $81 | MSA benefit |
| +$392 | MSA Housing Assistance |
| $473 | Total MSA benefit |
| $1,256 | Total monthly income |

= 60% increase in income over SSI alone
Additional Things

~1,500 people/month receive MSA Housing Assistance today. Many others are likely eligible but not receiving it.

"Relocating" from a Housing Support setting may NOT mean moving to a new home (for instance, a person living in a community setting might stay in the same apartment).

Goals of the services

- Support an individual’s transition to housing
- Increase long-term stability in housing
- Avoid future periods of homelessness or institutionalization
DHS resources in supportive housing webinar

Target population: Who will benefit from these services?

- Youth, 18yo, temporarily staying with family after a stay at an Intensive Residential Treatment facility due to bipolar disorder
- Senior living in an emergency shelter and suffering from chronic lung disease and diabetes
- A person with a developmental disability and living in a corporate foster care and wants to live independently
- Mom living in apartment with her two kids, but facing eviction within the next month due to behaviors related to her mental illness and substance use

Medical Assistance recipient who is 18 years old or older

- Disability or disabling condition
- Housing Instability
- Need for services due to limitations caused by the individual's disability

Eligibility for Housing Stabilization Services

Disability/Disabling Condition - Matches Housing Support

- Aged, blind, or disabled as described under Title II of the Social Security Act (SSI/SSDI)
- People determined by a medical professional to have any of the following conditions:
  - Long-term injury or illness
  - Mental illness
  - Developmental disability
  - Learning disability
  - Substance use disorder

- Proof of disability:
  - Professional Statement of Need (currently used for housing support)
  - Housing support assessment
  - Medical Opinion Form
  - Proof of receipt of SSI or SSDI
  - Other forms of disability documentation to be determined
Housing Instability

- Meets Minnesota’s definition for homeless
- At-risk of homelessness
- Currently transitioning or have recently transitioned from an institution or licensed or registered setting
- Eligible for waiver services

Housing instability can be documented by:
- Professional Statement of Need
- MnCHOICES assessment (for persons with a need for Long Term Services and Supports)
- Coordinated Entry assessment (for persons experiencing homelessness)

Assessed need for services

- Requires assistance due to their disability in one of the following areas:
  - Communication
  - Mobility
  - Decision-making
  - Managing challenging behaviors

Assessed need for services can be documented by:
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### Housing Stabilization Services

<table>
<thead>
<tr>
<th>Transition</th>
<th>Sustaining</th>
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<td>• Helps people <strong>plan for, find and move to</strong> homes of their own in the community</td>
<td>• Supports a person to <strong>maintain</strong> living in their own home in the community</td>
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*These services do not pay for goods such as security deposits or furnishings, room and board, or rent.*

### Housing Transition Services

Community supports that help people plan for, find, and move into housing

- Creating a housing transition plan
- Assisting with the housing search and application process.
- Resolving barriers to accessing housing
- Securing additional services, benefits and resources to support housing.
- Helping a person organize their move and ensuring the new living arrangement is safe and ready for move-in.

*These services do not pay for goods such as security deposits or furnishings, room and board, or rent.*

### Housing Sustaining Services

Community supports that help a person maintain housing

- Creating a housing stabilization plan.
- Education on roles, rights, and responsibilities as a tenant and those of the property manager/landlord.
- Maintain key relationships with property managers, landlords and neighbors.
- Advocacy with community resources to prevent eviction when housing is at risk.
- Prevention and early identification of behaviors that may jeopardize continued housing.
- Assistance with maintaining services and supports, including applying for benefits to retain housing.
- Supporting the building of natural housing supports and resources in the community.

*These services do not pay for goods such as security deposits or furnishings, room and board, or rent.*
Home and Community-Based Services: Settings Requirements

Person must be living in or planning to transition to a setting that is:

- **Integrated** in and support full access to the greater community;
- Protect **rights of privacy, dignity and respect**, and freedom from coercion and restraint;
- Optimize autonomy and **independence** to make life choices; and
- **Choice** in services and supports and who provides them.

Provider-controlled settings must meet additional requirements:

1. Person must have a lease or lease equivalent.
2. Each individual has privacy in their sleeping or living unit:
   - Units have entrance doors lockable by the individual, with only appropriate staff having keys to doors.
   - Individuals sharing units have a choice of roommates in that setting.
   - Individuals have the freedom to furnish and decorate their sleeping or living units within the lease or other agreement.
3. Individuals have the freedom and support to control their own schedules and activities, and have access to food at any time.
4. Individuals are able to have visitors of their choosing at any time.
5. The setting is physically accessible to the individual.

Home and Community-Based Services: Provider controlled setting requirements

- Transition = $17.17 per 15-minute unit
- Limit of 150 hours per transition
- Sustaining = $17.17 per 15-minute unit
- Limit of 150 hours annually

*Additional 150 hours for people with very high barriers to housing available through an exception process

DHS will contract with Managed Care Organizations (MCO) to provide Housing Stabilization Services for their members. Providers interested in providing Housing Stabilization services to people enrolled in an MCO must contract with and seek payment from the MCO.

Housing Stabilization Services — Fee for service rates

- Transition = $17.17 per 15-minute unit
- Limit of 150 hours per transition
- Sustaining = $17.17 per 15-minute unit
- Limit of 150 hours annually

*Additional 150 hours for people with very high barriers to housing available through an exception process

Providers interested in providing Housing Stabilization services to people enrolled in an MCO must contract with and seek payment from the MCO.
Examples of accessing services:

**Eligible Person**

**Assessment:**
1. PSN
2. LTC Consultation (LTC)
3. Coordinated Entry Assessment
4. Housing Coordinated Person Centered Plan

**Plan:**
1. Housing Focused Person Centered Plan (Housing Consultant / Targeted Case Manager)
2. Community Services and Supports Plan (Waiver Case Manager)
3. Coordinated Case Plan

**Documentation:**
1. Assessment
2. Plan
3. Documentation of disability

**Eligibility Review:**
1. Provider notified through MNiTst that they can begin working with person.

**Accessing services: Example 1**

Youth, 18 yo, temporarily staying with family after a stay at an Intensive Residential Treatment facility due to bipolar disorder

**Steps:**
1. Social worker signs PSN and refers youth to Housing Consultation provider
2. Housing consultation provider completes housing focused plan and helps youth to choose provider
3. Housing Consultation Provider submits documentation verifying eligibility and submits verification and plan to DHS for evaluation and reimbursement as one time service fee
4. Housing Transition and Sustaining provider helps youth transition to own apartment with a housing subsidy, and provides up to 150 hours of ongoing support per year
Accessing services: Example 2

A senior living in an emergency shelter and suffering from chronic lung disease and diabetes.

Homeless outreach worker refers senior to Coordinated Entry.

Coordinated Entry assessors are required to provide housing consultation. They complete the Coordinated Entry Assessment and housing-focused plan and help the senior to choose a provider.

Person wants to continue working with their outreach worker who is enrolled in Housing Transition and Sustaining services.

Coordinated Entry assessor/Housing Consultation provider collects documentation verifying eligibility (including receipt of SSI) and submits verifications and plan to DHS for review. Receives reimbursement as one-time session fee.

Housing Transition and Sustaining provider supports person to find housing. Continues to support them 150 hours annually.

Accessing services: Example 3

A person with a developmental disability and living in a corporate foster care facility and wants to live independently.

Person calls their waiver case manager to discuss other options for living situation.

Waiver case manager reviews the person's MnCHOICES assessment and sees that they meet the requirements for assessed need for services. They update the CSSP to include Housing Stabilization Services and help the person choose a provider.

Person chooses a Housing Transition and Sustaining provider to help them find an apartment. Provider sends documentation verifying eligibility (recieving rental at 30% or below of median income) and support plan to DHS.

Housing Transition and Sustaining provider helps person to find their own apartment, and provides up to 150 hours of ongoing support per year. The person also receives other services through their waiver.

Accessing services: Example 4

Mom living in an apartment with her two kids, but facing eviction within the next month due to behaviors related to their mental illness and substance use.

Targeted case manager completes the person's PSN and housing-focused, person-centered plan and helps the person to choose a provider. Person selects a Housing Transition and Sustaining provider to work with.

Targeted case manager securely emails documentation verifying eligibility and plans to the Housing Transition and Sustaining provider. Provider submits verifications and plan to DHS for review.

Housing Transition and Sustaining provider provides up to 150 hours of ongoing support per year to help them stay in their apartment.
Contact info

- Housing Support questions: dhs.dhs.grh@state.mn.us
- MSA and MSA Housing Assistance questions: john.petroskas@state.mn.us
- Housing Stabilization Services questions:
  - Contact us at: dhshousingstabilization@state.mn.us
  - Visit our webpage.

Thanks for your participation!